

# **PLATTS ISLAND, NEWBRIDGE FARM, BILLINGSHURST, WEST SUSSEX,**

- **FREEHOLD INDUSTRIAL DEVELOPMENT SITE FOR SALE ( 1.45 HA , 3.6 ACRES)**
- **OUTLINE CONSENT FOR 4,627 SQ M (49,804 SQ FT)- (B1b/B1c/B2/B8 USES).**
- **ADJOINING A NEW PETROL FILLING STATION & TRIUMPH MOTOR CYCLE SHOWROOM DEVELOPMENT (PHASES 1 & 2)**

**Colyer Commercial**

CONSULTANT SURVEYORS

PLATTS ISLAND, NEWBRIDGE FARM, BILLINGSHURST, WEST SUSSEX,

Location

The site is located to the western edge of Billingshurst, a large village and civil parish within Horsham District. The site forms the northern portion of a small arable field that is defined on all sides by roads. Prior to installation of the current road network, this field formed part of the larger field to the west that adjoins Newbridge Farm. The truncated line of mature oak trees to the North of Newbridge Farm, comprise the remaining part of the original field boundary.

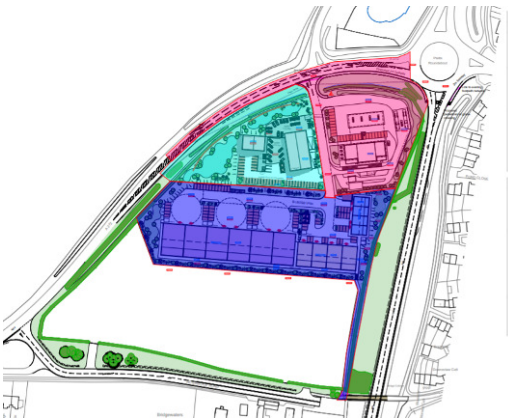
The northwest boundary of the site is defined by the A272 – a fast single carriage roadway with shallow vegetated embankment both sides and no footways. The A272 connects with the A29 dual carriageway and towards West Street into Billingshurst village via Platts Roundabout at the NE site corner. A road link from the A272 to the north of the site also affords access to a County household waste recycling facility and to Jubilee Fields – a country park with sports pitches managed by the Parish Council.

The eastern site boundary is defined by the A29 (dual carriageway) with a steeper vegetated embankment both sides and no footways. The adjacent side of the carriageway comprises suburban style residential settlement of predominantly two storey height

Description

The site is located at Billingshurst in West Sussex and is centred at Ordnance Survey National Grid Reference TQ 07900 25898.

The site is located within the Platts Roundabout ‘wider site’ which comprised mostly an arable field bounded by a species rich hedgerow to the north and east as well as Platts roundabout and roads with adjacent grassland verges. Beyond the wider site that to the west and south of site are further arable fields with hedgerows. To the east lies Billingshurst town centre, while to the north is a small parcel of woodland and a waste centre.



The adjoining developers will shortly be building phases 1 (pink) and followed by phase 2 (light blue). Phase 3 is highlighted in purple and is the site available to purchase.



Current view of the site from Platts roundabout.



View of the entrance from Newbridge Road.

Town planning - Application Number: DC/19/0295

The site has outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29.

Under application DC/19/0295 the adjoining site also has full planning permission for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking”.

Interested parties should make their own enquiries to the Planning Authority.

Accommodation

We understand from our clients architects that the total site area is approximately 1.45 hectares (3.6 acres).

The site has outline planning consent for fourteen modern industrial units as follows:

	Sq m	Sq ft
4 no 93 m <sup>2</sup> units with 18.5 m <sup>2</sup> mezzanine	446 m <sup>2</sup>	4,800 sq ft
4 no 232 m <sup>2</sup> units with 46.5 m <sup>2</sup> mezzanine	1,115 m <sup>2</sup>	12,001 sq ft
6 no 464.5 m <sup>2</sup> units with 46.5 m <sup>2</sup> mezzanine	3,066 m <sup>2</sup>	33,002 sq ft
Total	4,627 m <sup>2</sup>	49,803 Sq Ft

Access Road

The access road to the north of the site is owned by the neighbouring land owner. The current freeholder of the subject site and their successors in title have full and free use of the road in perpetuity subject to paying a proportion of the upkeep. The southern access road is included in the ownership.

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## Asset Management Considerations

- Sale of the completed unit to owner occupiers as a break up opportunity. We consider there is very strong demand for freehold units in the West Sussex area.
- Letting the units. There is strong demand for modern industrial units in West Sussex for local and regional businesses.
- Whilst there is outline consent for an industrial estate, the site has potential for alternative uses subject to planning. The site may suit a retail, leisure, offices uses or an industrial occupier of the whole.

## Guide Price

Guide price on application.

## Method of sale

Offers are invited by informal tender for the freehold interest on an unconditional or conditional basis. Our clients have a preference for an unconditional sale.

**Offers are to be submitted no later than 12.00 noon on a date to be set.**

Tenders should include the following information:  
Confirmation of the amount to be offered for the site.  
Offers should confirm the full name of the purchaser and details of relevant experience. Proof of ability to fund the purchase. Time frame for exchange of contracts.  
Timeframe for completion of purchase. Details of any other matters to which the purchase is subject.

The vendors reserve the right to not accept the highest or any offers received.

## Tenure

Freehold.

## VAT

VAT will be charged on this sale.

## Documentation

Relevant documentation available on a password protected website and full details of the planning application available on the Horsham District Council Planning Portal.

<https://www.horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications>



## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Work has started on the PFS.

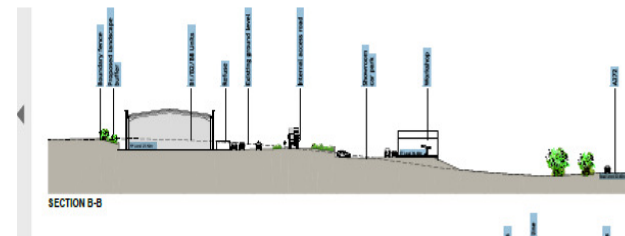
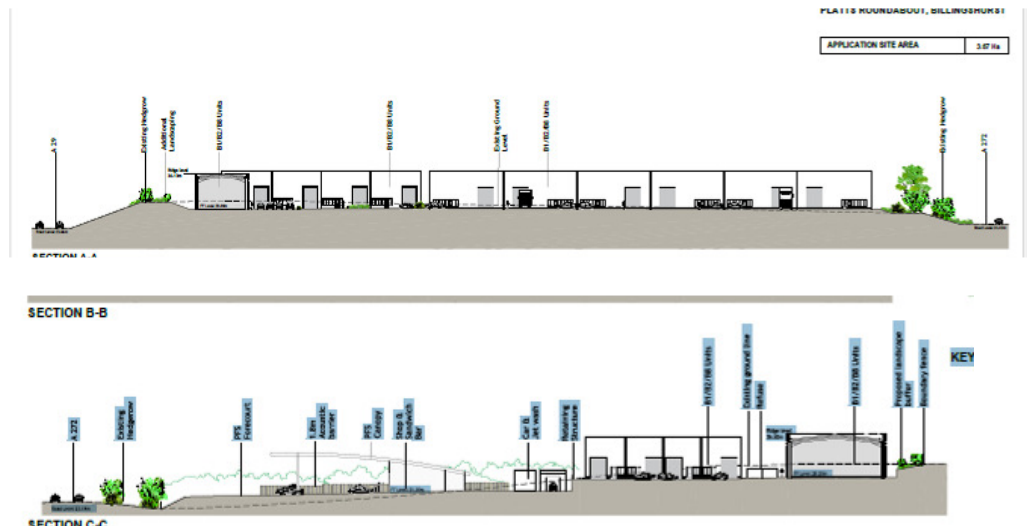


Current view of the site from the PFS site.



Triumph Motorcycle showroom-  
Motorcycle sales showroom with display  
forecourt and staff and customer  
facilities, totalling GIA 710 sq.m.  
Separate working building for repairs  
totalling GIA of 202 Sq M. There is  
associated customer and staff parking  
providing 42 spaces.

Adjoining site (Phase 1) Petrol filling station with  
convenience store and sandwich bar, car wash, jet wash  
and car parking. GIA of 324 Sq M and a Sandwich bar with



Cross sections of the proposed industrial development.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT ONLY WITH THE JOINT VENDORS AGENTS**

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